

**EXHIBIT B
CONDITIONS OF APPROVAL
VESTING TENTATIVE PARCEL MAP SUB2015-00012 (CO15-0027) / BUNYEA**

Approved Project

A Tentative Parcel Map (CO15-0027) to subdivide an existing approximately 114.91 acre parcel into two parcels of 28.18 and 86.73 acres each, for the purpose of sale and/or development. The parcel map will include one building site for one additional future dwelling on parcel 1. No site disturbance is associated with this project.

Offers, Easements and Restrictions:

1. The applicant shall reserve the following private easements by certificate on the map or by separate document:
 - a. A minimum 25-foot shared private access and utility easement over Adobe Canyon Road within the subdivision boundary in favor of Parcels 1 and 2 with additional width as necessary to include all elements of the roadway prism and the cul-de-sac or other Cal Fire approved road terminus.

Improvement Maintenance:

2. Roads and/or streets shall be maintained as follows:
 - a. Adobe Canyon Road shall not be accepted for County maintenance following completion and certification of the improvements. The developer shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building.
 - b. Prior to map recordation an Adobe Canyon Road Maintenance Agreement must be recorded with the San Luis Obispo County Clerk-Recorder. The agreement shall establish an organized and perpetual mechanism to ensure adequate maintenance of Adobe Canyon Road shared access road/s; and shall be binding upon the heirs and assigns.

Storm Water:

3. At the time of application for construction permits, the applicant shall demonstrate whether the project (including both public and private improvements) is subject to the LUO Section for Storm Water Management by submitting a Storm Water Control Plan (SWCP) to show what is required to satisfy post construction requirements for storm water treatment. It shall be prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Control Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation control plan. The applicant shall submit complete drainage calculations for review and approval.
 - a. If storm water treatment facilities are to be constructed with subsequent individual lot development, each lot will be required to perform its own storm water treatment on site

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but based on the performance requirements determined by the total new or replaced impervious square footage of the subdivision.

- b. If storm water treatment facilities are to be constructed with subsequent individual lot development, each lot will be required to perform its own storm water treatment on site (and as if it were not a detached single family residence) regardless of its own impervious footprint. It will be required to treat its storm water per the performance requirements determined by the total assumed impervious square footage of the tract.
- c. Storm Water treatment facilities for public or common area improvements (including those for fronting and interior roadways) shall be constructed with those improvements
- d. An impervious area ceiling must be determined for each lot and noting that as a building restriction on an Additional Map sheet is required.
- e. Retention of all site and improvement storm water run-off may exempt this project from storm water control requirements.
- f. At the time of submittal of the improvement plans or construction permits, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for any proposed post construction structural treatment device for review and approval by the County.
- g. Prior to approval of the improvement plans or construction permits if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Additional Map Sheet:

- 4. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
 - a. Notification to prospective buyers that all subdivision roads and streets are to be privately maintained, indicating the proposed maintenance mechanism.
 - b. If a drainage basin is required, that the owner(s) of Lots 1 and 2 are responsible for on-going maintenance of drainage basin, fencing, and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
 - c. If improvements are bonded for, all public improvements (access, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
 - d. The applicant shall demonstrate that the project construction plans are in conformance with the applicant's Storm Water Control Plan Application.

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- e. For Storm Water management purposes, an impervious area ceiling must be determined for each lot and noted as a building restriction.
- f. Storm Water treatment facilities shall be maintained and inspected in perpetuity as stipulated in the "Private Storm Water Conveyance Management and Maintenance System" exhibit (to be recorded as a Constructive Notice).
- g. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark-colored.
- h. Notice that all wells serving all future and existing development shall be completed in the Atascadero sub basin portion of the Paso Robles Groundwater Basin.

Fire Protection:

- 5. The applicant shall obtain a fire safety clearance letter from Cal Fire establishing fire safety requirements prior to filing the final parcel or tract map.

Fees:

- 6. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code Section 66477, **prior to filing of the final parcel or tract map** the applicant shall pay the in-lieu fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.
- 7. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible time extension request.

Miscellaneous:

- 8. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
- 9. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual septic and shared water system, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

**STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS
USING SHARED WELLS AND SEPTIC TANKS**

DEFINITION: A shared well system means a private water system consisting of 2, 3, or 4 service connections. When a shared well system is proposed the applicant shall contact Environmental Health Services for assistance in properly designing a shared water well system. A shared water well system review fee (said fee is separate from any fees paid through the County Planning and Building Department) shall be provided to Environmental Health Services prior to finaling the map.

1. Each parcel shall have access to a private well(s) for domestic water supply service that has been approved by Environmental Health Services.
2. Operable water facilities shall exist prior to the filing of the final subdivision map. Evidence of adequate and potable water, shall be submitted to Environmental Health Services including the following:
 - A. Well Completion Report- The well log generated by the licensed well driller at the time the well was constructed.
 - B. Production- On shared wells, a minimum of a twelve hour pump test with draw down and recovery data by a **licensed and bonded** well driller or pump testing company, shall be submitted for review and approval for each well proposed to be "shared" for the subdivision. (within the last 5 years).
 - C. Water Quality- A complete chemical analysis, to include general mineral, general physical and inorganics, shall be submitted for evaluation for each of the wells developed. Site evaluations may trigger additional testing requirements by Environmental Health Services. (within the last 5 years).
 - D. Sanitary Seal- Wells constructed with less than a 50 foot annular seal will require installation of an automatic chlorinator at the well head.
 - E. Shared Well Agreement- A shared water well legal agreement (**to run with the land**). Environmental Health Services recommends such an agreement be prepared in consultation with a qualified attorney. Said agreement shall be signed and notarized by all involved property owners. The legal agreement shall then be officially recorded with the county.
 - F. Waterline Easements- Waterline easements shall be **created and recorded** for waterlines running to each respective parcel. Where a shared water well system is being created in conjunction with a new land division, said waterline easements shall be shown on the final subdivision map. Documentation shall be submitted verifying that waterlines have been installed to each respective parcel (i.e., to the boundary of each parcel).
 - G. Fee- A shared water well system review fee of \$200.00 (said fee is separate from any fees paid through the County Planning and Building Department).
3. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan and County Building and Construction Ordinance, Title 19, will be an acceptable method of sewage disposal until community sewers may become available.

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4. Prior to the filing of the final parcel or tract map, the applicant shall submit to and be jointly approved by the county Department of Planning and Building and Health Department, results of percolation tests and the log or logs of soil borings performed by a registered civil engineer. For this purpose, the applicant shall perform one or more soil borings to be a minimum depth of ten (10) feet in the area of the appropriate area of the proposed sewage disposal system to determine the: a) subsurface soil conditions, (example: impermeable strata which act as barriers to the effective percolation of sewage); b) presence of groundwater; c) separation between sewage disposal saturation areas and groundwater; d) borings shall be as deep as necessary below the proposed on-site disposal area to assure required separation. The applicant must perform a minimum of three (3) percolation test holes, to be spaced uniformly in the area of the proposed sewage disposal system. ***(Parcels 1 & 2 or as otherwise approved by Environmental Health Services).***
5. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.
6. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve 5 or more parcels shall be separated by a minimum of two hundred (200) feet from septic systems and dry wells.
7. Individual systems on new land divisions shall be designed and constructed to either reserve sufficient site area for dual leach fields (100% replacement area), or construct the dual leach fields with a diverter valve at the time of initial septic system installation.
8. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the County Planning Department for review and approval **prior to the issuance of a building permit.** Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for subsurface sewage disposal.
9. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of the land proposed.
10. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to recordation of the map.

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